



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

2 THE HOP KILNS

KYREWOOD, TENBURY WELLS,
WORCESTERSHIRE, WR15 8SG

TO LET UNFURNISHED ON AN
ASSURED SHORTHOLD TENANCY

RENT £1,000 PCM
EXCLUSIVE & PAYABLE IN ADVANCE



**A VERSATILE HOP KILN CONVERSION WITHIN AN EXCLUSIVE
DEVELOPMENT SET IN THE HEART OF THE COUNTRYSIDE JUST
MINUTES AWAY FROM TENBURY WELLS.**

- KITCHEN/BREAKFAST ROOM • FOUR SPACIOUS RECEPTION ROOMS
- LAUNDRY ROOM & CLOAKROOM • MASTER BEDROOM WITH ENSUITE
 - TWO DOUBLE BEDROOMS WITH ENSUITE SHOWER ROOMS
- TWO FURTHER BEDROOMS & FAMILY BATHROOM • DOUBLE GARAGE & PARKING
- LANDSCAPED GARDENS • WONDERFUL COUNTRYSIDE VIEWS • EPC RATING D

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Tenbury Wells – 0.9 mile, Ludlow – 10 miles,
Leominster – 11 miles, Kidderminster – 18 miles,
Worcester – 21 miles, M5 Junction 6 – 24 miles,
Hereford – 24 miles.

DIRECTIONS

From Teme Street, Tenbury Wells take the B4204 sign posted Clifton-upon-Teme. Proceed for 0.8 mile before turning right onto White House Lane and then take the first right for The Hop Kilns and the property is the fourth on the left hand side.

SITUATION & DESCRIPTION

2 The Hop Kilns is situated within an exclusive development of only five properties tastefully converted in 1999 from Grade II Listed 18th – 19th Century hop kilns and a malthouse of brick elevations under a slate tiled roof.

The high quality, well-planned and extremely spacious accommodation is perfect for entertaining and is split between three floors with lofty rooms with exposed beams on the upper floors. The property benefits from a double garage, landscaped gardens and enjoys glorious countryside views.

2 The Hop Kilns is just a short drive or a ten minute walk from the centre of Tenbury Wells. The market town offers many facilities including a variety of shops and services, a library, a doctors' surgery, a cottage hospital, a cinema, swimming pool, primary and secondary schools, and a range of clubs and societies.

ACCOMMODATION

A part glazed door leads into the entrance hall which has a stone tiled floor, a cloakroom with a Worcester gas fired central heating boiler and hanging space, leading to a water closet with a wc and pedestal basin, and an understairs cupboard. The laundry room has beech units, a stainless steel sink/drainer, plumbing for a washing machine and space for a tumble dryer.

A door from the hall leads to the fully fitted kitchen/breakfast room which has a range of beech base and wall units with granite worktops incorporating a sink/drainer, an island unit, integral appliances including a Bosch dishwasher, a fridge, freezer, a freestanding Stoves Newhome multi-fuel range cooker with an extractor hood over, and sliding patio doors to the garden. An opening leads to the spacious dining room which also has sliding patio doors to the garden and double doors back into the entrance hall. The ground floor guest bedroom is perfect for elderly relatives and has an ensuite with a pedestal basin, wc and Mira Excel shower.

An attractive oak staircase leads up to the impressive drawing room which has a Collier Feature Fires coal effect gas fire in a stunning marble surround. Tucked away behind the fireplace are two rooms, the first of which is utilised as a drinks cupboard which has shelving and a sink, and the second is a water closet with a wc and pedestal basin. From the drawing room double doors open into the sitting room and another door opens into a study/library which has fitted cupboards and shelving.

The stairs continue up from the drawing room to the second floor landing. The large master bedroom has a vaulted ceiling, full length French doors opening onto a Juliet balcony, and an ensuite which has a bath, a separate shower, pedestal basin and wc. A second double bedroom has an ensuite with a Mira Excel shower, pedestal basin and wc. There is a further double bedroom and a single bedroom serviced by a bathroom with a bath with an Old Foundry, Worcester shower over, a pedestal basin and wc.

OUTSIDE

A sweeping shared driveway passing between an orchard and a paddock leads to the parking area in front of the property and to the double garage (18'7" x 16'3") with an electric door and overhead storage.

A paved path flanked by shrub and flower borders with box hedged boundaries leads to a patio seating area at the front of the property.

To the rear of the property is a landscaped garden. Adjacent to the property is a large raised patio terrace for entertaining with high brick walls incorporating trellis fencing to either side providing privacy, and attractive raised shrub and flower beds. The main expanse of lawn is neatly partitioned by box hedges interspersed with a variety of trees and shrubs.

A pedestrian right of way from the parking area leads to a gate at the bottom of the rear garden.

SERVICES

- Mains water, drainage, electricity and gas.
- Gas fired central heating.

FIXTURES & FITTINGS

All items in the nature of fixtures and fittings not mentioned within these particulars or the inventory are excluded.

LOCAL AUTHORITY

Malvern Hill District Council - Tel: 01684 862151
Council Tax Band G

TENANCY

For a minimum period of six months on an Assured Shorthold Tenancy.

DEPOSIT

A refundable deposit of £1,500 is required at the commencement of the tenancy to be held in the Tenancy Deposit Protection Scheme provided by the Deposit Protection Service. The deposit is returned at the end of the tenancy subject to the terms having been satisfactorily met and subject to any dilapidations.

ADMINISTRATION CHARGES

A charge of £120 plus VAT to cover the cost of setting up the tenancy will be levied on the Tenant and a charge of £40 plus VAT on all applicants who apply for the tenancy to cover taking references and carrying out the credit check.

SPECIAL TERMS

The Tenant to keep the property and garden in a reasonable and tenable order and must not make any alterations, sublet or redecorate without prior consent from the Landlord.

- NO SMOKERS AND NO HOUSING BENEFIT
- PETS AT THE LANDLORD'S DISCRETION

ENERGY PERFORMANCE CERTIFICATE

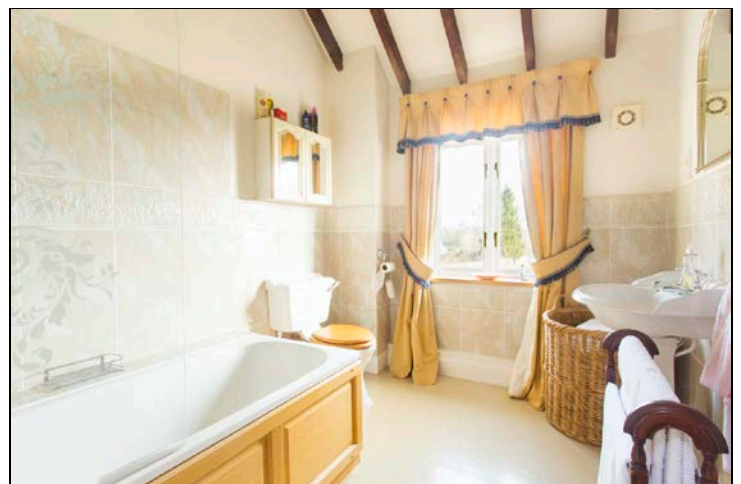
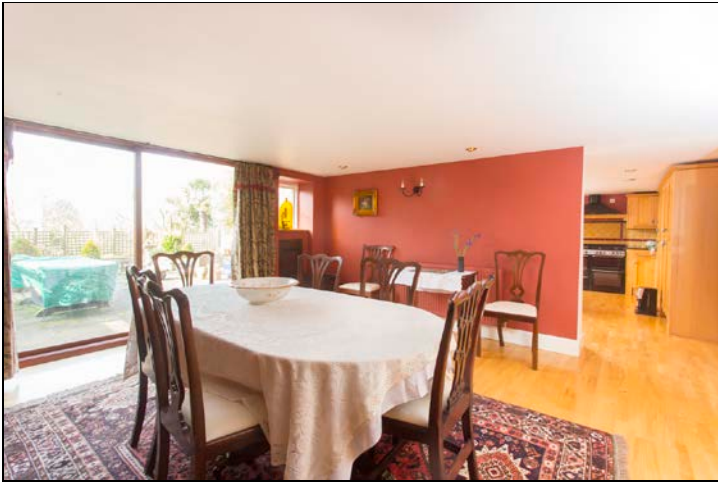
EPC Not Required - Grade II Listed Building

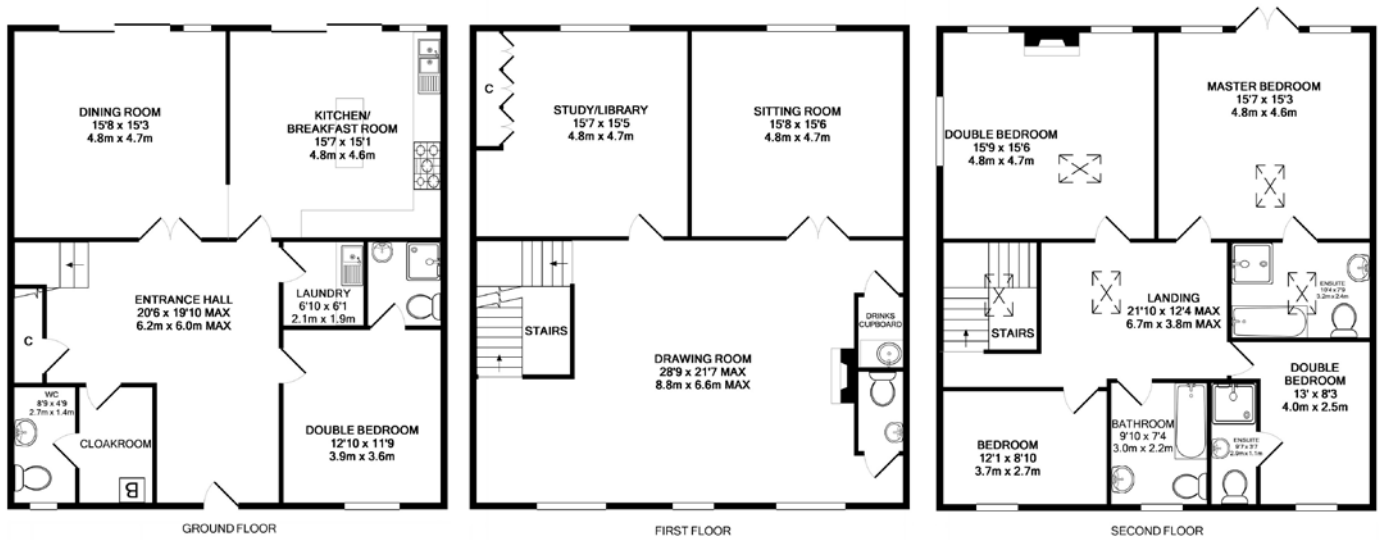
VIEWING

By prior appointment with the Agent: -
Nick Champion – Tel: 01584 810555

View all our properties for sale and to rent at: -
www.nickchampion.co.uk







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.

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